

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT TO REHABILITATE PROPERTY LOCATED AT 601 55TH TERRACE DRIVE IN THE CITY OF NORTH LITTLE ROCK; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Resolution No. 8837 (adopted by the City Council on July 27, 2015) certain property owned by Curtis McIvor and located at 601 55th Terrace Drive was condemned; and

WHEREAS, Nicole R. McIvor, as the Fiduciary of the Estate of Curtis O. McIvor pursuant to Pulaski County Circuit Court Case No. 60PR-08-1913, has requested a period of time to rehabilitate the property and has agreed to enter into an Agreement to Rehabilitate Property, estimated costs for rehabilitation of the structure; and agreed to tender an escrow in the amount of \$6,350.00 (see rehabilitation agreement attached as Exhibit "A"); and

WHEREAS, it is in the City's best interests that Nicole R. McIvor be afforded a certain period of time to effect rehabilitation of the property located at 601 55th Terrace Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the Mayor and City Clerk are hereby authorized to enter into an Agreement (substantially similar to Exhibit "A" attached hereto and incorporated herein) with Nicole R. McIvor, as the Fiduciary of the Estate of Curtis O. McIvor, to rehabilitate certain property located at 601 55th Terrace Drive, and more particularly described as follows:

Lot 7, Block 1, Bradford Place Subdivision in the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 33N0390000700).

SECTION 2: That an escrow of \$6,350.00 shall be tendered to the City of North Little Rock by Nicole R. McIvor, representing an estimate of the cost to raze the nuisance structures on the subject property in the event of default on the Agreement herein.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

Steve Baxter
Alderman Steve Baxter

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 10:14 A.M. _____ P.M.

By C. Jason Carter

DATE 2-16-16

**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY J. Marshall

AGREEMENT TO REHABILITATE PROPERTY

On this 10 day of February, 2016, the City of North Little Rock (hereinafter the "City") and *NICOLE R MCIVOR as the Fiduciary of the Estate of Curtis O McIvor pursuant to 60PR-08-1913* (hereinafter "OWNER") enter into this Agreement to Rehabilitate Property (hereinafter the "Agreement") regarding real property located at the address commonly known as *601 55TH Street* (hereinafter the "Subject Property") subject to the terms and conditions stated herein.

RECITALS

WHEREAS, the North Little Rock City Council considers the buildings, houses and other structures located at or on the Subject Property to constitute a public nuisance and declaring that said structures must be repaired in strict accordance with this Agreement or completely razed or removed within the timeframe provided in this Agreement in order to abate the nuisance; and

WHEREAS, the Owner has appeared before the City claiming to hold legal ownership of the Subject Property as well as all rights in the property necessary to construct, repair, or raze any and all structures on the property without further approval of any third party; and

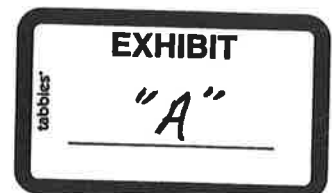
WHEREAS, the Owner desires to cause repairs to the nuisance structures on the Subject Property, in lieu of razing or removing such structures, so that the structures will cease to be a nuisance and will otherwise conform to all requirements of the current Arkansas Fire Prevention Code and the North Little Rock Property Maintenance Code (hereinafter "Applicable Safety Regulations"); and

WHEREAS, the Owner has presented a feasible financial plan (attached hereto as Exhibit A) and a feasible construction plan (attached hereto as Exhibit B) to repair the nuisance structures on the Subject Property according to a strict timeline, and the willingness to immediately cooperate in the removal or razing of such structures should timely repair prove to be impossible, impractical or otherwise fail to occur; and

WHEREAS, the City has relied on representations by the Owner to forego the immediate razing of the nuisance structures and demands adequate assurances on the part of the Owner that the nuisance structures shall be repaired to become fully compliant with the law.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Agreement Contingent on City Council Approval.** This Agreement is contingent upon the approval or adoption of this Agreement by Resolution of the North Little Rock City Council (hereinafter the "City Council"). All dates in this Agreement shall run from the date that the City Council approves or adopts this Agreement or the date signed by Owner, whichever is later, which shall be referred to herein as the "Effective Date."



2. **Escrow.** Within five (5) business days of approval of this Agreement by the City Council, the Owner shall deliver to the North Little Rock Director of Code Enforcement, a cashier's check, or the equivalent, in the amount of **\$6,350.00** ("Escrow"), such amount not exceeding a good faith estimate of the cost to raze the nuisance structures on the Subject Property, to be held by the City to assure performance by the Owner. Upon the Owner's timely and proper completion of all obligations under this Agreement, the City shall return the Escrow to the Owner, less any unpaid obligations owed to the City by the Owner which relate to the Subject Property, including without limitation: unpaid fees, administrative penalties, fines, and court costs. If necessary, the City may liquidate the Escrow to offset any and all actual costs directly attributable to the razing and removal of nuisance structures on the Subject Property ("Cost of Abatement"). If the Escrow exceeds the Cost of Abatement, all excess funds shall be returned to the Owner. If the Escrow is insufficient to pay for the Cost of Abatement, the Owner shall remain personally liable for the deficiency.

3. **Issuance of Building Permit.** Upon the Effective Date of this Agreement and request of the Owner, the City shall issue the Owner a building permit authorizing work on the Subject Property which shall be subject to the same costs, inspections, and approvals of all other building permits issued by the City. Neither the Building Permit, nor this Agreement, nor any provision found within either, the Building Permit or this Agreement shall be deemed to waive any requirement to fully comply with Applicable Safety Regulations. The Owner is hereby advised that the Applicable Safety Regulations are available for inspection at the Office of the North Little Rock City Clerk. As stated in paragraph 11, this Agreement is subject to appeal. If the Owner appeals this Agreement, the Building Permit shall immediately be suspended pending judicial review.

4. **Mandatory Time Benchmarks.** Due to the determination that the Subject Property constitutes a continuing nuisance, the owner is required to proceed continuously and expeditiously with repairs and construction that will abate the nuisance and otherwise cause the Subject Property to conform with the Applicable Regulations. The mandatory time benchmarks that are described below indicate the *minimum* level of performance required by the Owner to abate the nuisance. Any failure to meet any benchmark will result in the immediate razing of the nuisance structure without further notice or hearing. The Owner agrees to complete repair and construction as stated below:

a. **Sealing the Structure.** Within forty-five (45) days of the Effective Date of this Agreement, the Owner shall have sufficiently proceeded with construction so that it is sealed from the elements and unauthorized traffic. For purposes of this Agreement, "sealed from the elements and unauthorized traffic" means that: (1) all walls have been properly raised and covered with material that prevents outside access to the interior of the structure and otherwise complies with Applicable Regulations; (2) all windows or window openings are covered; (3) all exterior doors are installed and comply with the Applicable Regulations; and (4) the roof is completely installed with shingles or other material that is suitable under the Applicable Regulations as a final covering. If the Owner fails to meet this deadline, the City is authorized to immediately liquidate the Escrow and raze the Subject Property.

b. **Rough-In.** Within ninety (90) days of the Effective Date of this Agreement, the Owner shall have sufficiently proceeded with construction to pass Rough-In inspection. For purposes of this Agreement, "Rough-In" means that all equipment, fixtures, or materials of any type which

support any structural, mechanical, plumbing, gas or electrical system or service that is located, or to be located, within the walls, beneath the floor, or above the ceiling has been properly installed in accordance with the Applicable Regulations. This deadline shall be extended one (1) day for each day after the Owner has submitted a written request for a Rough-In inspection and the date the inspection actually occurs. This deadline may also be extended by up to ten (10) days if the Building Inspector, in his sole discretion, determines that the Owner has made reasonable efforts to meet this deadline and failed inspection due to a minor infraction. If the Owner fails to meet this deadline after all permitted extensions have expired, the City is authorized to immediately liquidate the Escrow and raze the Subject Property.

c. Exterior Covering and Windows. Within one hundred thirty-five (135) days of the Effective Date of this Agreement, the Owner shall have installed, or caused to be installed, all exterior covering and windows must be in accordance with the Applicable Regulations. If the Owner fails to meet this deadline, the City is authorized to immediately liquidate the Escrow and raze the Subject Property.

d. Certificate of Occupancy. Within one hundred eighty (180) days of the Effective Date of this Agreement, the structure must qualify for a certificate of occupancy. This deadline shall be extended one (1) day for each day after the Owner has submitted a written request for a final inspection and the date the final inspection actually occurs. This deadline may also be extended by up to ten (10) days if the Building Inspector, in his sole discretion, determines that the Owner has made reasonable efforts to meet this deadline and failed inspection due to a minor infraction. If the Owner meets this deadline, the City shall return any and all Council shall pass a resolution declaring the Property to no longer be a nuisance (thus “un-condemning” the Subject Property). If the Owner fails to meet this deadline after all permitted extensions have expired, the City is authorized to immediately liquidate the Escrow and raze the Subject Property.

5. Adverse Weather Delays. The Owner may claim additional time to meet the deadlines described in paragraph 4 based upon any continuous period of delay based upon adverse weather. Such claim shall be: (a) in written form; (b) submitted to the Building Inspector within five (5) days of the end of the period of adverse weather claimed; (c) supported by data substantiating that weather conditions were abnormal for the period of time; and (d) supported by evidence substantiating that the weather conditions had an adverse effect on the scheduled construction or repair of the nuisance structures on the Subject Property. For purposes of this Agreement, weather conditions may be considered abnormal for a period of time when the precipitation is twenty percent (20%) greater than a ten (10) year historic average for the same period of time during previous years or when a catastrophic weather or environmental event has occurred, such as a tornado, earthquake, or 100 year flood. The Building Inspector shall render initial determinations on claims for adverse weather delays which may be appealed in accordance with Article 19 of the North Little Rock Zoning Ordinance.

6. Delays for Appeals. The Owner may claim additional time to meet the deadlines described in paragraph 4 based upon any continuous period of delay resulting from administrative or quasi-judicial appeal. Such claim shall be: (a) in written form; (b) submitted to the Building Inspector within five (5) days of the end of the period of appeal claimed; (c) supported by evidence substantiating that the appeal had an adverse effect on the scheduled construction or repair of the nuisance structures on the Subject Property. The Building Inspector shall render initial determinations on claims for appeal delays which may be appealed in accordance with Article 19 of the North Little Rock Zoning Ordinance.

7. **Time is of the Essence.** All times and deadlines and permitted extensions indicated herein form a material basis of this agreement and may only be waived in writing signed by both parties. Any failure to timely enforce a deadline shall not be construed to waive that, or any other, deadline.

8. **Term and Termination.** This Agreement shall be effective from and after the Effective Date and continue in force until one of the following events occurs:

a. The City has issued the Owner a certificate of occupancy for the Subject Property and all Escrow funds to which the Owner is entitled have been returned to the Owner by the City; *or*

b. The Subject Property has been razed and all debris has been removed, *and*

(1) Any excess Escrow funds to which the Owner is entitled have been returned to the Owner by the City; *or*

(2) If the Cost of Abatement incurred by the City exceeds the Escrow, the Owner has paid the City the difference between the Cost of Abatement and the Escrow.

9. **Waiver.** By executing this Agreement, the Owner hereby enters his appearance before the City Council in relation to all administrative or quasi-judicial proceedings pertaining to the Subject Property waiving all form, content and method of service of all notices and proceedings concerning the Subject Property which have been, are now, or will be before the City Council prior to or during the duration of this Agreement. The Owner acknowledges and knowingly accepts responsibility to be vigilant and aware of all City actions regarding the Subject Property throughout the duration of this Agreement which are publicly available at the following City offices: Code Enforcement, Community Planning, the Fire Department, and the City Clerk.

10. **Hold Harmless.** The Owner affirmatively states that he or she is the true owner of the Subject Property and all structures on the Subject Property where the work is to be performed, or that he or she acts with properly delegated authority from such true owner. The Owner agrees to indemnify, defend, and hold harmless the City from all claims by any person or entity claiming to be the true owner of the property and asserting any claim based in any part upon the same subject as this Agreement.

11. **Conditional Approval.** The approval of this Agreement by the City Council of North Little Rock constitutes a quasi-judicial determination by City Council to grant conditional approval and partial relief to the owner of a public nuisance. The Owner acknowledges that by entering this Agreement, certain facts and findings are established relating to the nature of the Subject Property as a public nuisance and that those facts and findings may be detrimental to the Owner. If the Owner contests any fact or finding established by this Agreement, or all of them, the Owner is authorized by law to appeal this Agreement to a court of law in accordance with the Arkansas rules governing appeals from District Courts.

12. **Merger.** This document represents the entire agreement between the parties and incorporates all prior discussions and agreements. This document is *not* an agreement with any other governmental entity or waiver of any applicable federal, state, or county regulation.

13. **Severability.** The sections, subsections, sentences and words within this Agreement are declared to be severable and if any sections, subsections, sentences and words found herein is declared to be invalid or unconstitutional, the remainder of the Agreement shall be unaffected.

14. **Worker Certification.** The Owner hereby warrants that all persons performing work on the Subject Property shall be licensed and permitted as required by law.

15. **Transfer of Subject Property.** The Owner shall not cause or allow the Subject Property to be transferred through act or omission without prior notice to the City.

16. **Binding Agreement.** This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assignees.

17. **Enforcement of Debt.** The Owner shall be and remain liable for any amounts due the City under this Agreement as well as all legal and court fees related to the collection of the same.

18. **Authority.** The parties executing this Agreement below represent and warrant that they have the full and complete legal authority to act on behalf of the City and Owner and that the provisions herein constitute valid, enforceable obligations of each.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the date indicated.

For
CITY OF NORTH LITTLE ROCK

Date: _____

By: _____
Joe Smith, Mayor

Attest: _____
Diane Whitbey, City Clerk

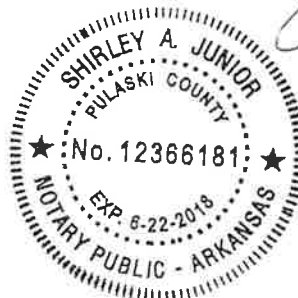
For
**NICOLE R MCIVOR as the Fiduciary of
the Estate of Curtis O McIvor**

Date: 2.10.2016

Nicole R McIvor
NICOLE R MCIVOR

WITNESS:

Shirley A. Junior



FILED 11/20/2008 13:12:55
Pat O'Brien Pulaski Circuit Clerk
CR2 By DS

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
PROBATE DIVISION

IN THE MATTER OF THE ESTATE: ^{16TH} DIVISION PROBATE NO.

Curtis O. McJvor DEC'D. **PSE 2008-1913**

AFFIDAVIT FOR COLLECTION OF SMALL ESTATE BY DISTRIBUTEES

Comes Nicole R McJvor and Curtis McJvor
and for the purpose of dispensing with administration on the estate of Curtis McJvor
deceased (the "Decedent"), state on oath:

1. The Decedent Curtis McJvor, aged 70, who resided at 001 W. 55th Pulaski County, Arkansas, died at Central Arkansas VA Hosp, on or about the 3 day of October, 2008. No petition for the appointment of a personal representative for Decedent's estate is pending or has been granted.

2. More than forty-five (45) days have elapsed since the death of the Decedent.

3. The value, less encumbrances, of all property owned by the Decedent at the time of death, excluding the homestead of and statutory allowances for the benefit of the widow or minor children, if any, of the Decedent, does not exceed \$100,000.00.

4. There are no unpaid claims or demands against the Decedent or the Decedent's estate, and the Department of Human Services furnished no federal or state benefits to the Decedent (or, that if such benefits have been furnished, the Department of Human Services has been reimbursed in accordance with state and federal laws and regulations).

5. An itemized description and separate valuation of each item of property of the decedent, including homestead, if any; and the names and addresses of persons having possession thereof, are as follows:

Description of Property, Extent & Details of Encumbrances If Any	Valuation Less Encumbrances	In Possession Of
<u>House</u>	<u>\$50,000.00</u>	<u>Nicole McJvor</u>
<u>Region Bank Accts</u>	<u>15,000.00</u>	<u>Region's</u>

6. The names, ages, relationships to the Decedent and residence addresses of the persons entitled to receive the property of the Decedent as surviving spouse, heirs or devisees of Decedent's will are:

Name	Age	Relationship	Residence Address
Nicole R McJannet	37	Daughter	2600 John Ashley Dr. E111 NLR, AR. 72114
			OK 601 W. 55th
			NLR, AR. 72118

WHEREFORE, the Distributee (s) of this estate shall be entitled to distribution of the property identified the without the necessity of an order of the Court and other proceeding, upon furnishing a copy of this Affidavit, certified by the Clerk, to any person owing any money, having custody of any property, or acting as registrar or transfer agent of any evidence of interest, indebtedness, property or right of the Decedent.

DATED this 15th day of October, 2008

AFFIDANTS:

x Nicole [Signature] (Name)

(Name)

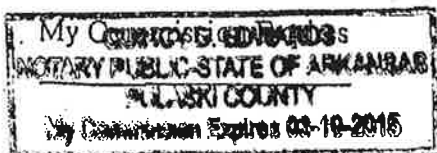
(Name)

STATE OF ARKANSAS)

COUNTY OF Pulaski }

SUBSCRIBED AND SWORN TO before me this 15 day of Oct, 2008.

[Signature]
NOTARY PUBLIC



STATE OF ARKANSAS

TYPE/PRINT IN
PERMANENT
BLACK INK.
SEE
INSTRUCTIONS

ARKANSAS DEPARTMENT OF HEALTH Vital Records CERTIFICATE OF DEATH

1. DECEDENT'S LEGAL NAME (Include AKA's if any) (First, Middle, Last, Suffix) Curtis McIvor				2. SEX Male	3a. DATE OF DEATH (Mo/Day/Yr) October 3, 2008	3b. TIME OF DEATH 23:41 <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM
4. SOCIAL SECURITY NO. 226-48-9717	5a. AGE - Last Birthday (Years) 70	5b. UNDER 1 YEAR Months _____ Days _____	5c. UNDER 1 DAY Hours _____ Minutes _____	6. DATE OF BIRTH (Mo/Day/Yr) Jan. 29, 1938	7. BIRTHPLACE (City and State or Foreign Country) Brooksnales, VA.	
8a. RESIDENCE STATE OR FOREIGN COUNTRY Arkansas		8b. COUNTY Pulaski		8c. CITY OR TOWN North Little Rock		
8d. NUMBER AND STREET 601 West 55th				8e. APT. NO. 72118	8f. ZIP CODE 72205	
9. EVER IN US ARMED FORCES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		10. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Widowed <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but Separated <input checked="" type="checkbox"/> Divorced <input type="checkbox"/> Unknown		11. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage)		
12a. IF DEATH OCCURRED IN A HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room / Outpatient <input type="checkbox"/> Dead on Arrival		12b. IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing Home / Long Term Care Facility <input type="checkbox"/> Other (Specify) _____		12c. COUNTY OF DEATH Pulaski		
12d. CENTRAL ARKANSAS VETERANS HEALTHCARE SYSTEM				12e. CITY OR TOWN Little Rock		
12f. ZIP CODE 72205				12g. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Viola West		
13. FATHER'S NAME (First, Middle, Last) Nolen McIvor				14. MOTHER'S NAME (First, Middle, Last) Viola West		
15a. INFORMANT'S NAME Nicole McIvor		15b. RELATIONSHIP TO DECEDENT Daughter		15c. MAILING ADDRESS (Number and Street or PO Box, City, State, Zip Code) 2600 John Ashley Dr. E-111 NLR Ar 72114		
16a. METHOD OF DISPOSITION: <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify) _____						
16b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Ar. State Veteran Cemetery				16c. LOCATION - CITY, TOWN, AND STATE North Little Rock, Arkansas		
17a. EMBALMER'S NAME Tim Weems		17b. EMBALMER'S LICENSE # 1923		17c. SIGNATURE (FURNERAL SERVICE LICENSEE OR OTHER AGENT) Judean Brown		
17d. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY Superior Funeral Services 5017 E. Broadway NLR Ar 72117				17e. LICENSE # 481		
18a. DATE PRONOUNCED DEAD (Mo/Day/Yr) October 3, 2008		18b. TIME PRONOUNCED DEAD 12:41 <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM		18c. NAME AND TITLE OF PERSON PRONOUNCING DEATH (PRINT / TYPE) Jessica Short, M.D.		
20. PART I: Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. IMMEDIATE CAUSE (Final disease or condition resulting in death) a. Sepsis Due to (or as a consequence of) b. Perforation of Colon Due to (or as a consequence of) c. _____ Due to (or as a consequence of) d. _____ Due to (or as a consequence of)						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
21. PART II: Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.						21a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22. MANNER OF DEATH: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined						21b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
23. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		24. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Unknown if pregnant within last year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death				25d. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
25a. DATE OF INJURY (Mo/Day/Yr)		25b. TIME OF INJURY <input type="checkbox"/> AM <input type="checkbox"/> PM		25c. PLACE OF INJURY (e.g. Decedent's home, construction site, restaurant, wooded area)		
25e. LOCATION OF INJURY: (Number, Street, Apartment No., City, State, Zip Code)						
25f. DESCRIBE HOW INJURY OCCURRED:						25g. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver / Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify) _____
26a. CERTIFIER (Check only one): <input checked="" type="checkbox"/> Certifying Physician - To the best of my knowledge, death occurred due to the cause(s) and manner stated. <input type="checkbox"/> Pronouncing & Certifying Physician - To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input type="checkbox"/> Medical Examiner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input type="checkbox"/> Hospice Registered Nurse - To the best of my knowledge, death occurred due to the cause(s) and manner stated.						
SIGNATURE: Nancy Karol Anderson				TITLE: _____		DATE: 10/7/08 (Mo/Day/Yr)
26b. NAME AND COMPLETE MAILING ADDRESS OF PERSON SIGNING ITEM 26a (Type 11990)				26c. LICENSE # MS-15996		
27a. SIGNATURE OF REGISTRAR: Michael A. Adams				27b. FOR REGISTRATION - DATE FILED: Oct 9, 2008 (Mo/Day/Yr)		

NAME OF DECEDENT: McIvor, Curtis D

To Be Completed / Verified by FUNERAL DIRECTOR

To Be Completed / Verified by MEDICAL CERTIFIER



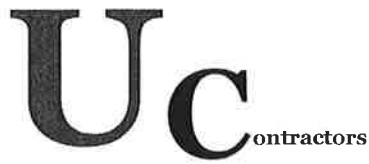
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THE ARKANSAS DEPARTMENT OF HEALTH.

OCT 09 2008

Michael A. Adams
State Registrar

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE ARKANSAS DEPARTMENT OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

1729587
VR-112



Urban Contractors

11419 Stagecoach Rd Ste 2500 Little Rock, AR 72210

Subject property: 601 West 55th St North little Rock AR 72118

Proposal Submitted to: / Bill Brown City Attorney NLR/Code Enforcer Ms McHenry

Date WED October 26th 2015

Remodel Scope of Work

Demo \$1000 to \$2000

Framing \$4000

Windows \$450 labor \$1000 Materials

Rough Electrical & Finish Electrical \$2000

Plumbing \$2000

Hvac \$500

Insulation \$1000

Hang & Finish Sheetrock 130 sheets \$5.00 sheet \$650 finish \$1000 Labor Materials \$1000

Install Trim & Interior doors \$700 materials, labor \$650

Paint Walls & Trim \$1000

Install new cabinets in kitchen \$1700

Vanities for bath \$ 300

Install Granite Tops \$ 750 material \$350 install

Install New Ceramic Tile, Bath floor, &Shower \$1500 labor material

Light Fixtures \$500

Exterior Stucco \$3000 to \$3500 / Replace damaged siding \$1200

Paint Exterior siding \$2750

Install Laminate wood flooring \$1100 material Labor \$700

Roofing: 10sq \$700material, labor 700

Miscellaneous: Dumpster, Deodorizing structure, Final Clean
dump fees \$750

Total Labor & Materials \$ 30,300 with repairing existing siding

Adjustments Base service Charges Contractor Fees \$0

First Draw \$0

Owner Cody York

Urban Contractors

Proposal written by Kawaun Watson

Date

Cell# 501-413-9730

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED
BEFORE ANY CHECK OF THIS BANK WILL BE REPLACED
OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.
THE BANK IS NOT OBLIGATED TO TAKE ANY ACTION ON THE
ABOVE UNTIL THE 90TH DAY AFTER DATE OF ISSUANCE.

ARVEST

BANK

P.O. Box 799
Lowell, AR 72745

3983383

81-87/829
11533621

REMITTER Enterprise Construction Group
Br 450

DATE January 06, 2016

PAY TO THE
ORDER OF

Enterprise Construction Group/Kansur Watson
THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, WATERMARK, AND A THERMOCHROMIC ICON; ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

\$ 19,000.00

PAY EXACTLY \$19,000.00 DOLLARS

CASHIER'S CHECK

⑈ 3983383⑈ ⑆ 082900872⑆ 11533621⑈

Security feature
includes
color on back.
Signature
Kansur Watson
MP

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED
BEFORE ANY CHECK OF THIS BANK WILL BE REPLACED
OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.
THE BANK IS NOT OBLIGATED TO TAKE ANY ACTION ON THE
ABOVE UNTIL THE 90TH DAY AFTER DATE OF ISSUANCE.

ARVEST

BANK

P.O. Box 799
Lowell, AR 72745

3983384

81-87/829
11533621

REMITTER Enterprise Construction Group
Br 450

DATE January 06, 2016

PAY TO THE
ORDER OF

City Of North Little Rock
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